



Agenda Item Number: 2006-6-6C

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: June 13, 2006

Department: Infrastructure Planning and Geo Resources **Staff Contact:** Tim West, Deputy County Manager for Public Works
Steve Miller, Department Director
Raymond Orona, Rights of Way Manager

TITLE: Acquisition of Property for the Alameda Boulevard Project

ACTION: Motion to approve the acquisition of property by Settlement Action for Rights-of-Way on the Alameda Boulevard Project, North Albuquerque Acres from Mr. and Mrs. Thomas P. Arvas (single vacant lot containing approximately 38,610 square feet) (Lot 30, Block 8, Tract 3, Unit 1, North Albuquerque Acres).

SUMMARY:

This property is needed as rights-of-way for construction of the Alameda Boulevard Project. The appraised value by Shipman/Foley & Associates, Inc. is \$285,000.00 for said Parcel. The offer to purchase was made accordingly. The owners of this parcel accepted the County's offer of \$285,000.00. While construction of this project is not imminent, this parcel is part of the anticipated design for this project as included in the Environmental Assessment footprint. The New Mexico Department of Transportation has concurred with the County's advanced acquisitions for this project. The Rights-of-Way Section and the Real Estate Committee recommends that the County proceed. The details for the appraised value of this rights-of-way taking are as follows:

For Parcel	(single vacant lot containing approximately 38,610 square feet)	\$285,000.00
	Closing Costs (First American)	<u>1,813.83</u>
TOTAL OFFER:	\$286,813.83

ATTACHMENTS:

1. Parcel Description
2. Zone Atlas page
3. Valuation Analysis
4. Real Estate Committee Approval Letters
5. Agreement between County and Owner

FISCAL IMPACT

Alameda Road Improvements	BC28-566461-5300	\$286,813.83
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STAFF ANALYSIS SUMMARY

COUNTY MANAGER

With the escalating cost of land in North Albuquerque Acres, it is prudent that the County purchase right of way land as it becomes available for the Alameda and Eubank Blvd. project. I recommend Board approval. TL 6/8/06

DEPUTY COUNTY MANAGER FOR PUBLIC WORKS

Early acquisition and preservation of rights-of-way for the future construction of Alameda Boulevard to Eubank Boulevard is a cost-effective strategy to acquire lands needed at lower current costs than projected higher costs in the future. Funding is available to make this acquisition that the property owner is in agreement with. I recommend approval. TW 5/31/06

LEGAL

Approved by Real Estate Committee. Agreement executed by County Legal. Approved as to form only. Deborah S. Seligman Legal 5/30/06

FINANCE

Budget	Funding is available for the acquisition of this property in Impact Fees-BC28, Alameda Right of Way. Amy Childers, Financial Services Coordinator 5/18/06
Purchasing	No comment required as the acquisition of Real Property is not covered by the provisions of the State Procurement Code per Section 13-1-30 NMSA 1978. R. Suazo, Purchasing Administrator 5/26/06
Contracts	Contract Control Number 2006-0252 has have been issued for the Acquisition of Property by Settlement Action for Rights of Way on the Alameda Boulevard Project, North Albuquerque Acres from Mr. and Mrs. Thomas P. Arvas (single vacant lot containing approximately 38,610 square feet) (Lot 30, Block 8, Tract 3, Unit 1, North Albuquerque Acres). R. Suazo, Purchasing Administrator 5/26/06
Risk Management	No comment required. David Baca, Risk Management 5/19/06